

Energy Performance Contracting Services OMB 17001-ESCO

CLARIFICATIONS

- 1) **QUESTION:** “Is DFM planning to conduct an ESCO pre-proposal conference for this project? If so, please send details of meeting date and location.”

RESPONSE: No, due to the logistics involved in setting up onsite tours and the timeframe for the solicitation, these arrangements could not be made.

- 2) **QUESTION:** “Will ESCOs be permitted to conduct site inspections of the eight identified sites? If so, please send details and schedule of when site inspections will be conducted.”

RESPONSE: No, see Question #1.

- 3) **QUESTION:** “Attachment A, ESCO Response, 1.d, Financial Information (1)(2) states “attach your firm’s most recent financial statement or financial report for each of the last three years” and “attach the most recent annual Statements of Financial Conditions....” As our firm’s annual/report/financial statement document are several hundred pages, can a link or thumb drive with this information be included in our response?”

RESPONSE: Yes, that works.

- 4) **QUESTION:** “Section 5, c (4) Subcontractors. Is form 330 required for only Architects and Engineers who will be consultants on the potential project (which form SF330 suggest) or ALL subcontractors (including BAS, lighting, water, building envelope, etc)?”

RESPONSE: Submit architects and engineers only at this time. Since the IGA has not been completed it would be difficult to name the trade subcontractors at this point of the project.

- 5) **QUESTION:** On ATTACHMENT A: ESCO RESPONSE, page 3, Section 2: Experience and Expertise, item a. Project History, it states:

“List and describe briefly all guaranteed energy performance contracts and related energy savings projects currently under contract and/or managed directly by your firm within the last five (5) years. Include the project name, location, owner, type of project, project dates, contract value, and a brief description of the project scope. Clearly identify those projects that involve buildings similar in type, size or scope to the building(s) described in the technical appendices and in similar types of locations (rural or metropolitan).”

In addition, further along under that same section, the response format then specifies:

“Attach an expanded project history for each project identified as being similar to this RFP and/or managed by one of the team members or subcontractors assigned to this project. Include the following information on each project history in the format”

Listing and describing “all guaranteed energy performance contracts and related energy savings projects currently under contract and/or managed directly by your firm within the last five (5) years” will result in hundreds of brief descriptions, and an extremely large volume of information for OMB/DFM review and evaluation. In addition, requiring the submission of “...expanded project history for each project identified as being similar to this RFP and/or managed by one of the team members or subcontractors assigned to this project” will also result in a very large volume of supplemental information. We were not sure if this is what OMB/DFM wants?

To help limit the volume of information being required for submission, can the response for this section please be more limited, such as, can ESCOs:

1. Provide a listing (only) of all guaranteed energy performance contracts and related energy savings projects currently under contract and/or managed directly by your firm within the last five (5) years?
2. Attach an expanded project history for (10 or 20??) projects as being similar to this RFP and/or managed by one of the team members or subcontractors assigned to this project?

RESPONSE: Yes. We understand for large firms this could be a very large list. Therefore, as suggested, please provide:

- A **listing only** of “all guaranteed energy performance contracts and related energy savings projects currently under contract and/or managed directly by your firm within the last five (5) years”
- Attach an “expanded project history for each project identified as being similar to this RFP and/or managed by one of the team members or subcontractors assigned to this project. Limit of **10 projects** to be submitted.

6) **QUESTION:** “Please provide historical chilled water and hot water pricing for PEPCO.”

RESPONSE: The State cannot provide this at this time but will share this information with the selected firm(s).

7) **QUESTION:** “If the State decides to move some of their buildings to the PEPCO CHW/HW loops, will PEPCO hold their rates steady for a fixed number of years or will they vary from year to year?”

RESPONSE: Answer is unknown at this time.

8) **QUESTION:** “Can we get a copy of the current PEPCO tariffs for chilled water and hot water?”

RESPONSE: No, see Question #6.

- 9) **QUESTION:** “We would like to better understand the capacity charge that PEPCO will apply to any building connected to their system. Is there something in writing that explains this in detail?”
- RESPONSE:** Yes, however the State cannot provide this at this time but will share this information with the selected firm(s).
- 10) **QUESTION:** “We request a copy of the DEDC study that was performed at the Carvel building regarding the PEPCO interconnection.”
- RESPONSE:** See Question #6.
- 11) **QUESTION:** “Does PEPCO bear any costs in connecting buildings to the loop or does the building owner design and install the tie-ins to the CHW/HW systems?”
- RESPONSE:** See Question #7.
- 12) **QUESTION:** “Please provide sample gas, electric, CHW, and HW bill from every utility the buildings are served from – one for summer and one for winter.”
- RESPONSE:** These items will be provided to the selected firm(s) during the IGA process.
- 13) **QUESTION:** “Are there mechanical drawings available for the buildings in PDF format (or other format) that can be shared with the bidders?”
- RESPONSE:** See Question #6.
- 14) **QUESTION:** “Do the costs and utility usage/energy index information shown for the Carvel building include the savings associated with the recent lighting conversion completed by AMERESCO or is this still in process?”
- RESPONSE:** Costs do include the savings. This project is complete.
- 15) **QUESTION:** “Is there monthly CHW (on-hour) and HW (MMBTU) usage data available for the Courthouse?”
- RESPONSE:** See Question #9.
- 16) **QUESTION:** “Please confirm if the parking garage at the Courthouse is included in the project”
- RESPONSE:** The garage is NOT included in the project.